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## **Sweeney Real Estate represents 38 Studios, LLC with long-term lease of One Empire Plaza**

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Thomas Sweeney, SIOR, principal of Sweeney Real Estate & Appraisal brokered a lease of 104,316 s/f to 38 Studios, LLC, the video game company owned by former Boston Red Sox pitcher Curt Shilling. The company has signed a long-term lease at One Empire Plaza and will relocate their headquarters from Maynard, Mass. to the building.

Alden Anderson, senior vice president/partner of CB Richard Ellis represented the landlord, Berkeley Investments, Inc. Sweeney represented the tenant.

One Empire Plaza is a six-story office building located diagonally across Empire St. from Trinity Repertory Company. The property was formerly owned and occupied by Blue Cross and Blue Shield of Rhode Island and is now owned by Berkeley Investments.

38 Studios plans to base 450 employees at One Empire Plaza by 2012. The company was attracted to Providence by a \$75 million loan guarantee granted by the R.I. Economic Development Corp.

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